

RENTON PLANNING COMMISSION
Meeting Minutes

June 2, 2010
6:00 p.m.

Renton City Hall
Council Chambers

Planning Commissioners Present: Michael Drollinger, Ray Giometti, Michael O'Halloran, Nancy Osborn, Kevin Poole, Ed Prince

Planning Commissioner Absent: Michael Chen, Gwendolyn High

City Staff Present: Chip Vincent, Planning Director; Vanessa Dolbee, Acting Senior Planner; Angie Mathias, Associate Planner

1. CALL TO ORDER: Commission Chair Giometti called the meeting to order at 6:06 p.m.
2. ROLL CALL: Commissioner Drollinger called roll. Commissioners Chen and High were absent and excused.
3. APPROVAL OF MINUTES: The Minutes of February 3, March 3, March 17, April 17, April 21, and May 5 were approved as written.
4. CORRESPONDENCE RECEIVED: None
5. AUDIENCE COMMENTS: None
6. COMMISSIONER COMMENTS: Commission Chair Giometti commented on the recent oil spill at The Landing that ended up in a hazardous material spill at Coulon Park. In relation to the Shoreline Master Program, the Commission requested that staff come in to discuss the spill and what will be done to prevent this from happening in the future.
7. DIRECTOR'S REPORT:
 - Three commissioners, Michael Drollinger, Gwendolyn High, and Ed Prince are recommended for reappointment to a 3-year term.
 - Chip, Ray, and Angie interviewed a candidate for the vacant commission seat. Staff will be sending a recommendation to the Mayor.
 - Chip discussed the City Center Community Plan. He encouraged the Commission to take the online survey.
 - The Boundary Review Board is holding a public hearing for the West Hill Annexation next week. They will be making a recommendation on whether or not the annexation is ready to move forward.
 - Chip shared case law regarding the Shoreline Management Act and RCW 82.02.020.
8. DEVELOPMENT REGULATIONS (TITLE IV) AMENDMENTS DOCKET BRIEFINGS:
#D-40: RM, CN, and R-14 Zones Review

RENTON. AHEAD OF THE CURVE.

City of
Renton
Community & Economic Development



Angie presented this docket item. This request was made by the Planning Division and reviews the allowed uses in the RM, CN, and R-14. This item proposes increasing the types of uses allowed in the CN, R-14, and RM zones and consolidating CN and R-14 into one zone: "Neighborhood Commercial Residential" (NCR). Commissioners would like the new zone to be called NRC, instead of NCR. It also proposes allowing a bonus density in the RMF.

Audience Comment

Laurie Baker, 8225 S 128th St, Seattle: Ms. Baker indicated that she has seen a decline in local businesses due to their being in competition with bigger businesses. As a person who has studied transportation planning, she suggested that roads not be build to these bigger businesses, which would allow citizens to only shop in their neighborhood.

#D-41: Office in the IL

Vanessa presented this docket item. This request was made by Merlino Land Development Co., Inc. (MLDC) and further amended by the Planning Division. This item proposed changed to the IL Development Standards for building coverage, height, and setbacks. The applicant has requested to amend the IL Zone Purpose Statement to include "office (within the EAV land use designation)," amend the IL Development Standards and its Landscaping subsection. Staff recommends denial of the proposed changes to the IL Zone Purpose Statement and elimination of the requested changes the Landscaping subsection. Staff further recommends amending the IL Development Standards to allowing building lot coverage to increase to 75% if parking is provided within a building or a parking garage, increasing the height limit to 100 feet for sites located within the EAV, and allowing a reduction in the rear and side setback for IL properties that are adjacent or abutting residential zones from 20 feet to 15 feet through site development plan review.

9. COMMISSIONER COMMENTS: Commissioner O'Halloran asked Staff and Commission to consider a field trip of the Highlands neighborhood. He has offered to be the narrator of the tour.

The next Commission meeting will be on June 16, 2010.

10. ADJOURNMENT: The meeting adjourned at 8:07 p.m.

Ray Giomattino

Michael Drouin, Secretary

Signed copy available
from City Clerk's Office.